

LAND FOR SALE

RIVER DRIVE TRACT

- ± 347.36 Acres
- Little Missouri River Frontage
- Hunting/Fishing Paradise
- Gravel Road access
- Ponds, gravel pits
- Electricity available



\$312,000.00



Kingwood Forestry Services, Inc.

Phone: (870) 246-5757

Fax: (870) 246-3341

P.O. Box 65

4 Executive Circle

Arkadelphia, AR 71923

Located on both sides of the Nevada and Ouachita County lines near Reader, the River Drive tract features gated access. Most timber harvested in 2010, now pine and hardwood regeneration. Over one-half-mile frontage on the Little Missouri River, includes a nice gravel bar.



www.kingwoodforestry.com

Notice: Any person receiving this land sale marketing material is considered a prospective buyer for the subject property. Should a prospective buyer or its agents choose to inspect the property, they do so at their own risk and assume all liability and shall indemnify Seller and its agents against any and all claims, demands or causes of action, of every kind, nature and description relating to its access to or presence on the property.

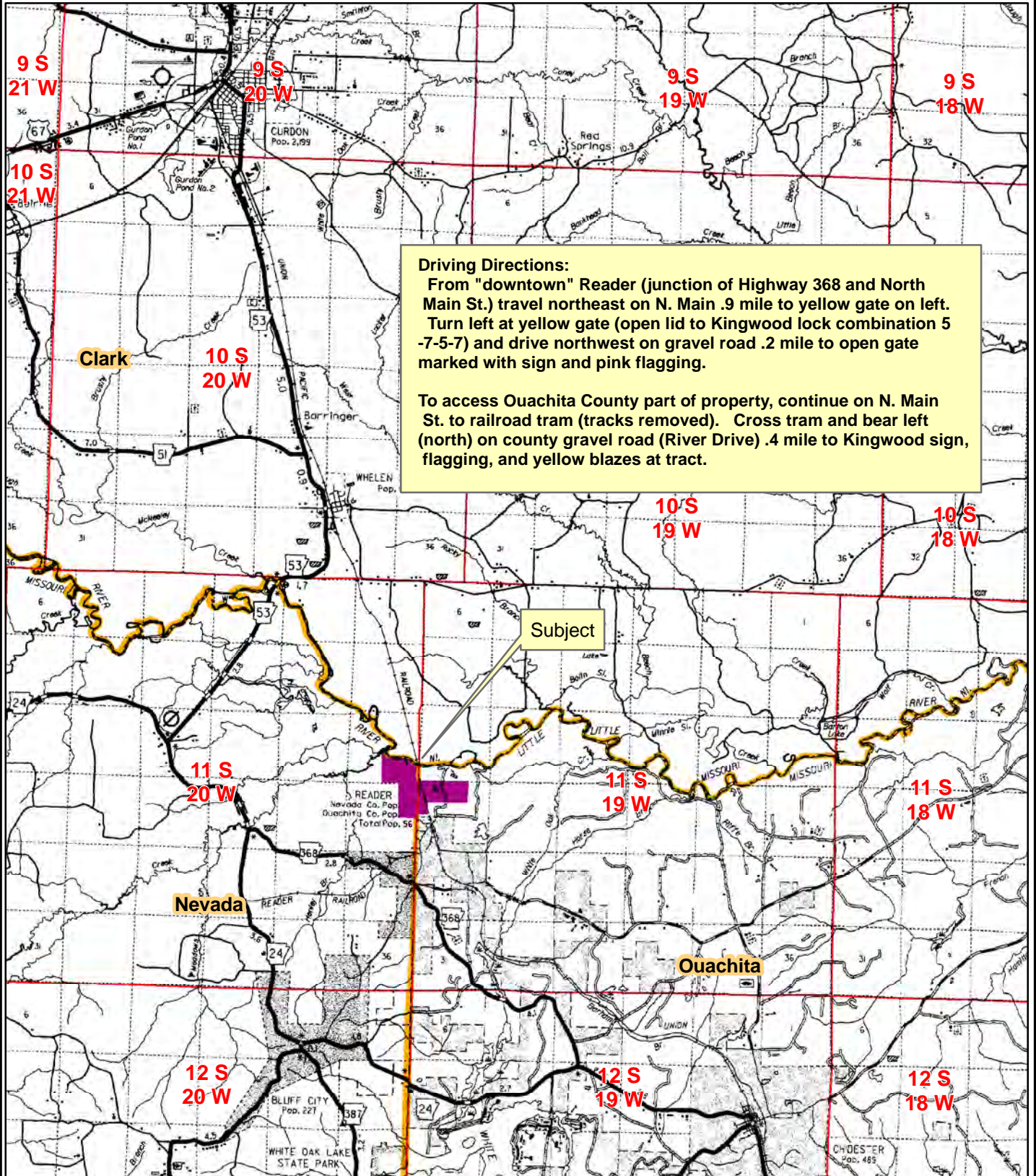
NOTICE OF LAND SALE
River Drive Tract (Listing #4410)
Nevada and Ouachita Counties, Arkansas

Method of Sale: The property is offered for sale for \$312,000.00. Mailed offers should be addressed to Kingwood Forestry Services, Inc., P.O. Box 65, Arkadelphia, AR 71923 with "**River Drive Tract Land Sale**" clearly marked in the lower left corner of the envelope to protect security of the offer. An offer form is attached. On mailed offers, please call our office to confirm receipt of offer. Offers may be delivered by fax to 870-246-3341. All faxed offers will be immediately acknowledged. Please await confirmation that your faxed offer has been received.

Conditions of Sale:

1. The landowner reserves the right to accept or reject any offer or to reject all offers.
2. Offers submitted will remain valid for a minimum of five (5) business days for Seller to consider. Upon acceptance of an offer a more formal Contract of Sale, with earnest money in the amount of 10% of purchase price, will be executed between the successful bidder and landowner within seven business days. A sample Contract of Sale may be provided in advance upon request. Terms are cash at closing. Closing is expected to be held within thirty days of offer acceptance.
3. Only offers for a specific dollar amount will be accepted. The parcel is being sold in its entirety for a single sum and not on a per acre basis. Advertised acreage is believed to be correct, but is not guaranteed. Offer price is for entire tract regardless of acreage. Seller will not provide survey. The attached tract map is thought to be accurate but should not be considered as a survey plat.
4. Conveyance will be by Warranty Deed, subject to all previous mineral conveyances, reservations and exceptions, to any valid rights-of-way, easements, leaseholds, and to any protective covenants or restrictions, which may have been recorded affecting the property, with title assured through seller-provided title insurance policy. No environmental inspection or representation has been or will be made by seller. Mineral rights are previously reserved and will not convey.
5. Seller will pay prorated property taxes (to date of closing), deed preparation, and one-half of deed stamps. Buyer will pay recording fees and one-half of deed stamps.
6. Local title company will conduct the closing with buyer and seller each paying one-half of fees associated with closing services.
7. If prospective buyers or their agents wish to inspect the property, such property inspections shall be done at reasonable times during daylight hours. Prospective buyers and their agents understand and acknowledge that while on the property, prospective buyers and their agents assume all liability and shall indemnify Seller and its agents, property managers and Kingwood Forestry Services from and against all claims, demands, or causes of action, of every kind, nature and description relating to its access to or presence on the property.
8. Hunting equipment (such as deer stands, feeders, trail cameras, etc.) and any other man-made items found on the property do not convey unless stated otherwise.
9. Kingwood Forestry is the real estate firm acting as agent for the seller. All information presented in this prospectus is believed to be accurate. Prospective buyers are advised to verify information presented in this sale notice.
10. Questions regarding the land sale should be directed to licensed broker Pete Prutzman of Kingwood Forestry Services at 870-246-5757 or emailed to arkadelphia@kingwoodforestry.com.

NOTICE OF LAND SALE
"River DriveTract" - Listing #4410
Nevada & Ouachita Counties, Arkansas



Driving Directions:

From "downtown" Reader (junction of Highway 368 and North Main St.) travel northeast on N. Main .9 mile to yellow gate on left. Turn left at yellow gate (open lid to Kingwood lock combination 5 -7-5-7) and drive northwest on gravel road .2 mile to open gate marked with sign and pink flagging.

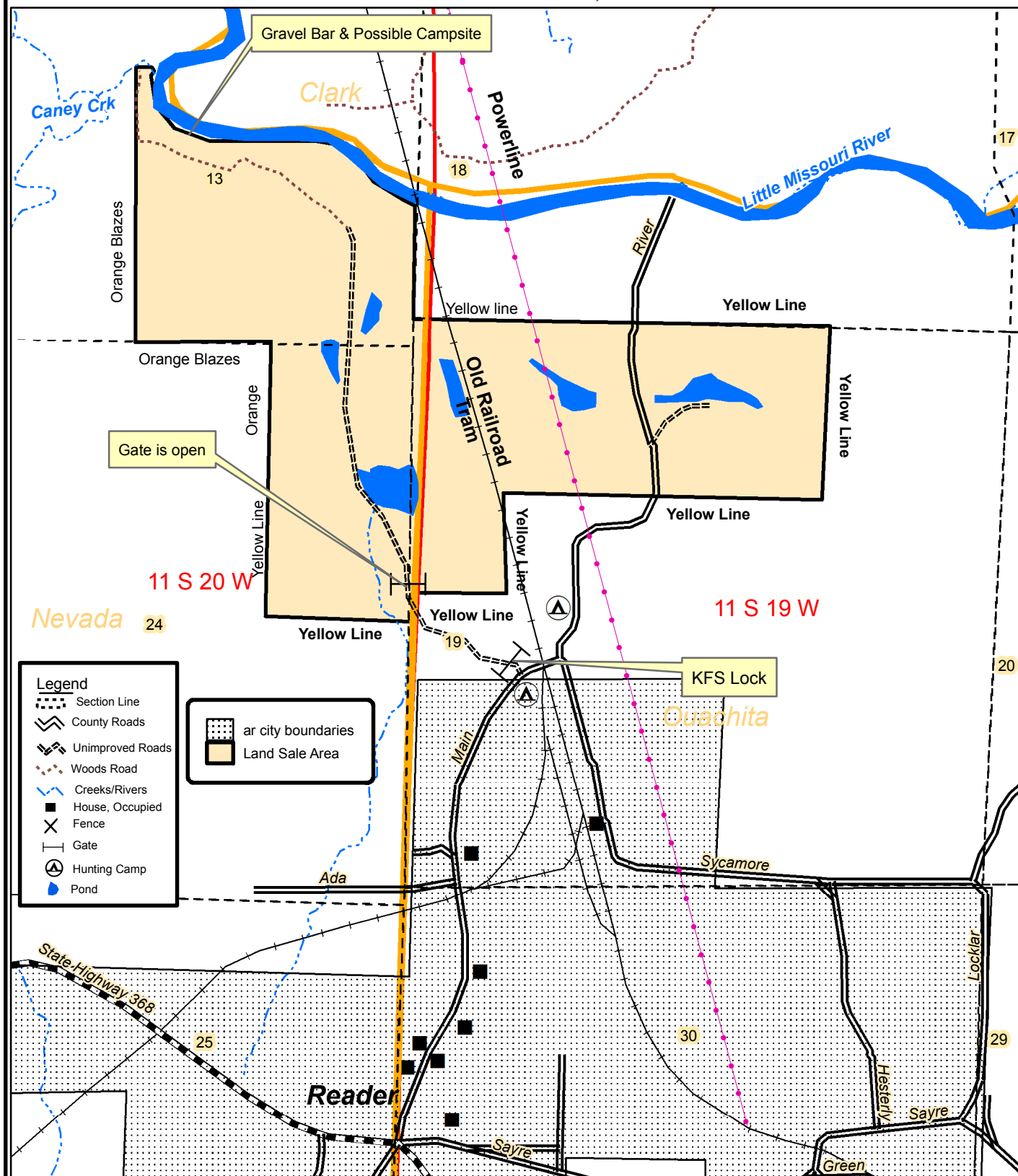
To access Ouachita County part of property, continue on N. Main St. to railroad tram (tracks removed). Cross tram and bear left (north) on county gravel road (River Drive) .4 mile to Kingwood sign, flagging, and yellow blazes at tract.

0 0.5 1 2 3 4
Miles



Created: October, 2013
Drawn By: JDT

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 Nevada & Ouachita Counties, Arkansas

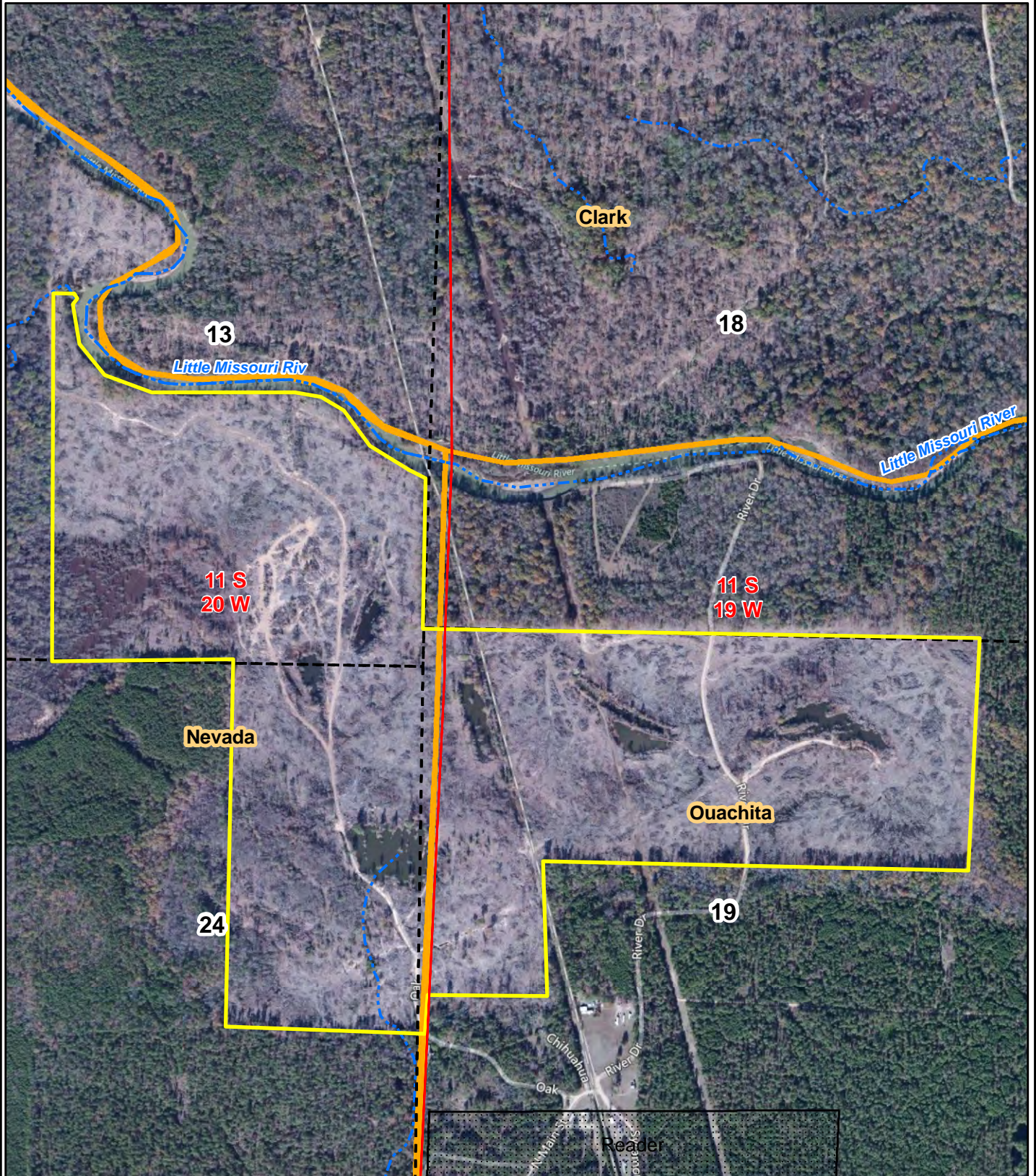


0 0.125 0.25 0.5
 Miles



Created: October, 2013
 By: JDT

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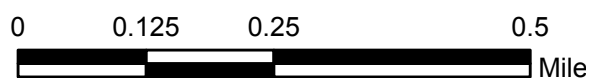
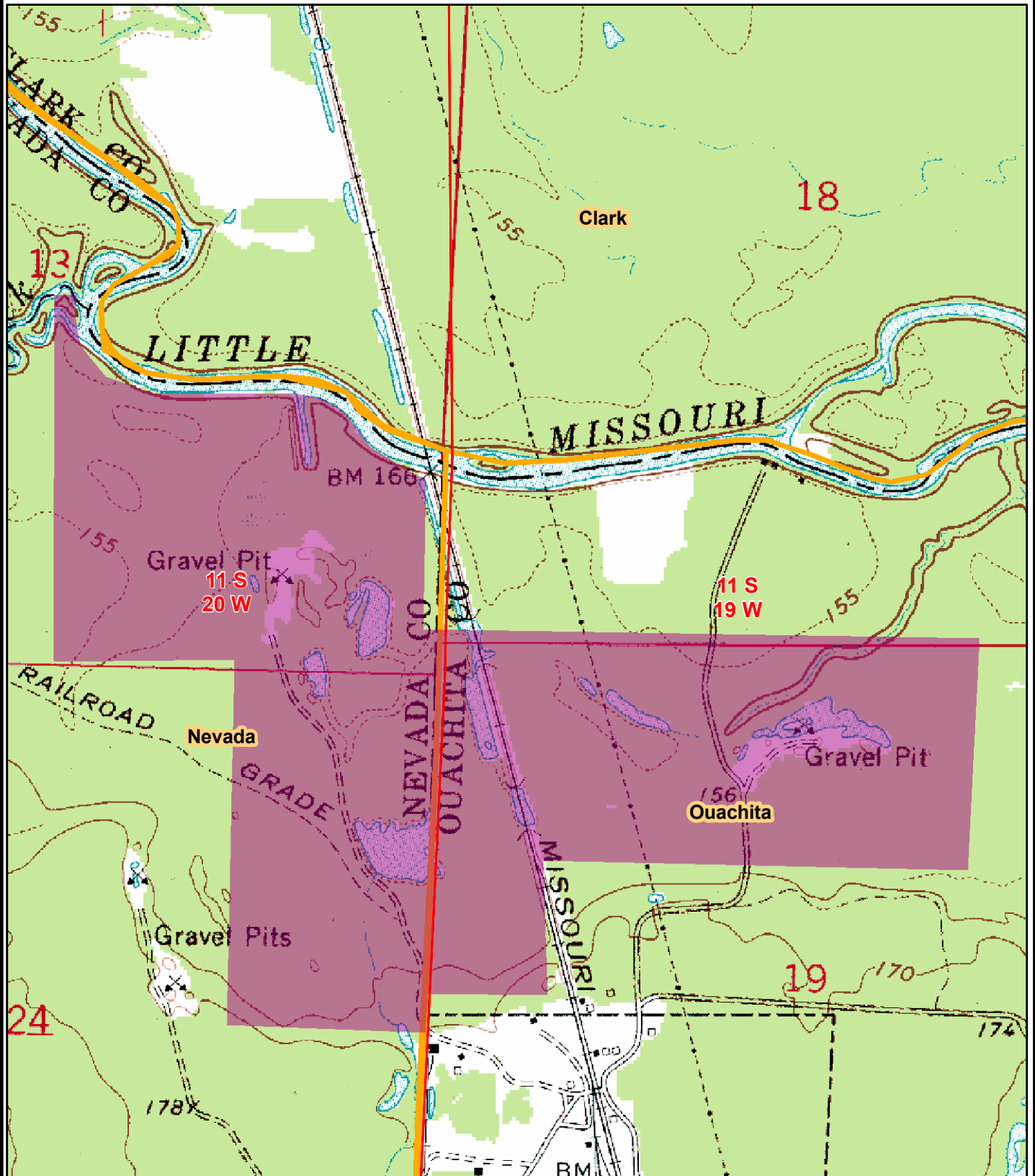


0 0.125 0.25 0.5
Mile



Created: October, 2013
Flown: 2011
Drawn By: JDT

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Nevada & Ouachita Counties, Arkansas



Created: October, 2013
Drawn By: JDT

OFFER FORM

River Drive Tract Listing #4410

— Please fax offer to 870-246-3341 or mail to P. O. Box 65, Arkadelphia, AR 71923 —

Reference is made to the Kingwood Forestry Services, Inc. **River Drive Tract Land Sale Notice**. The tract is offered for sale at \$312,000.00. I submit the following as an offer for the purchase of the following tract located in Nevada and Ouachita Counties, Arkansas and further described as:

River Drive Tract (Listing #4410) Frl. S $\frac{1}{2}$ of SE $\frac{1}{4}$, Section 13; NE $\frac{1}{4}$ of NE $\frac{1}{4}$, SE $\frac{1}{4}$ of NE $\frac{1}{4}$, Section 24; all located in Township 11 South, Range 20 West, containing a total of 175.03 acres, more or less, Nevada County, Arkansas; and pt. N $\frac{1}{2}$, Section 19, Township 11 South, Range 19 West, containing 172.33 acres, more or less, Ouachita County, Arkansas. Aggregate total of 347.36 acres, more or less. (see attached maps).

My offer will remain valid for five (5) business days from today's date. If my offer is accepted, I am ready, willing, able, and obligated to execute a more formal Contract of Sale within seven business days with earnest money in the amount of ten percent (10%) of purchase price. Closing is expected to be held within thirty days of offer acceptance. I have read and understand the Method of Sale and Conditions of Sale sections in this notice.

DATE OF OFFER: _____

TRACT NAME:

RIVER DRIVE TRACT (Listing #4410)

TOTAL # OF ACRES IN TRACT:

±347.36 Acres

AMOUNT OF OFFER:

\$ _____

Name: _____ Printed Fax No: _____

Name: _____ Signed Phone No: _____

Company: _____

Address: _____ City, State, Zip

Email: _____

Send offer form to:

Kingwood Forestry Services, Inc.
P.O. Box 65
Arkadelphia, AR 71923
Or fax to 870-246-3341
Or e-mail to arkadelphia@kingwoodforestry.com

